096.0	0003	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,505,400 / 1,505,400
					USE VALUE:	1,505,400 / 1,505,400
					ASSESSED:	1,505,400 / 1,505,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		UPLAND RD WEST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DEYST JOHN J JR & MARY A/ TRS
Owner 2:	JOHN & MARY DEYST FAMILY TRUST
Owner 3:	
Street 1:	26 UPLAND RD WEST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DEYST JOHN J JR--ETAL -
Owner 2:	DEYST MARYANNE D -
Street 1:	26 UPLAND RD W
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 29,369 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1910, having primarily Wood Shingle Exterior and 2892 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 2 HalfBaths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	29369.000	678,700	4,400	822,300	1,505,400
Total Card	0.674	678,700	4,400	822,300	1,505,400
Total Parcel	0.674	678,700	4,400	822,300	1,505,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 520.58 | /Parcel: 520.5

Legal Description

User Acct 62906

GIS Ref

GIS Ref

Insp Date 11/29/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 096.0-0003-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	678,700	4400	29,369.	822,300	1,505,400	1,505,400	Year End Roll	12/18/2019
2019	101	FV	496,100	4400	29,369.	822,300	1,322,800	1,322,800	Year End Roll	1/3/2019
2018	101	FV	496,100	4400	29,369.	704,900	1,205,400	1,205,400	Year End Roll	12/20/2017
2017	101	FV	496,100	4400	29,369.	657,900	1,158,400	1,158,400	Year End Roll	1/3/2017
2016	101	FV	496,100	4400	29,369.	563,900	1,064,400	1,064,400	Year End	1/4/2016
2015	101	FV	483,800	4400	29,369.	505,100	993,300	993,300	Year End Roll	12/11/2014
2014	101	FV	483,800	4400	29,369.	467,600	955,800	955,800	Year End Roll	12/16/2013
2013	101	FV	483,800	4400	29,369.	445,800	934,000	934,000		12/13/2012

!7864!

PRINT

Date	Time
12/10/20	22:28:05

LAST REV

Date	Time
06/20/19	14:54:32
apro	
7864	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEYST JOHN J JR	69469-538		6/21/2017	Convenience	99	No	No		
	12084-654		9/28/1971		44,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/19/2004	890	Redo Bat	26,000	C		G6	GR FY06	new window
4/26/2000	286	Re-Roof	5,000					

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2018	Inspected	CC	Chris C
11/16/2018	MEAS&NOTICE	CC	Chris C
3/14/2009	Meas/Inspect	372	PATRIOT
4/12/2005	Permit Visit	BR	B Rossignol
11/9/1999	Inspected	267	PATRIOT
11/8/1999	Mailer Sent		
10/18/1999	Measured	256	PATRIOT
8/16/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	62906
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		29369		Sq. Ft.	Site		0	70.	0.40	4			Topo	-20					822,332						822,300	

Total AC/HA: 0.67422 | Total SF/SM: 29369 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 822,332 | Spl Credit | Total: 822,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	6 - Stucco	40	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	2 - Softwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.02620924
Const Adj.:	0.99000001
Adj $ / SQ:	126.993
Other Features:	106030
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	760851
Depreciation:	82172
Depreciated Total:	678679

COMMENTS

OF=UTILITY SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	7	BRs:	3	Baths:	1	HB	2					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2004
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

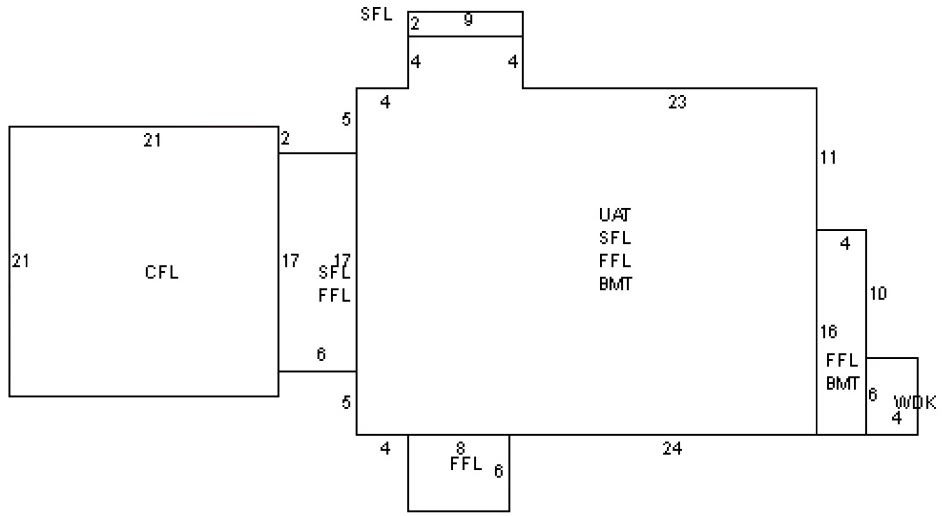
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	185.41
Special Features:	0	Val/Su Net:	163.98
Final Total:	678700	Val/Su SzAd	243.17

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,222	126.990	155,186
SFL	Second Floor	1,128	126.990	143,249
BMT	Basement	1,072	38.100	40,841
CFL	Cathflr	441	133.340	58,804
UAT	Upper Attic	252	66.040	16,641
WDK	Deck	24	15.840	380

Net Sketched Area:	4,139			Total:	415,101
Size Ad	2791	Gross Are	4895	FinArea	2892

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 096.0-0003-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	AV	1959	22.72	T	40	101			4,400			4,400

More:	N	Total Yard Items:	4,400	Total Special Featues:		Total:	4,400